030.0	0002	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	843,300 / 843,300
					USE VALUE:	843,300 / 843,300
					ASSESSED:	843,300 / 843,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KALOYANIDES KOSTA J--ETAL
Owner 2:	KALOYANIDES THALIA C
Owner 3:	
Street 1:	85 BATES RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,947 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Clapboard Exterior and 1650 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5947.000	364,600		478,700	843,300
Total Card	0.137	364,600		478,700	843,300
Total Parcel	0.137	364,600		478,700	843,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 511.09 | /Parcel: 511.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 20774
GIS Ref
GIS Ref
Insp Date 08/19/17

PREVIOUS ASSESSMENT

Parcel ID 030.0-0002-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	364,600	0	5,947.	478,700	843,300	843,300	Year End Roll	12/18/2019
2019	101	FV	274,100	0	5,947.	508,600	782,700	782,700	Year End Roll	1/3/2019
2018	101	FV	274,100	0	5,947.	371,000	645,100	645,100	Year End Roll	12/20/2017
2017	101	FV	274,100	0	5,947.	323,100	597,200	597,200	Year End Roll	1/3/2017
2016	101	FV	274,100	0	5,947.	275,300	549,400	549,400	Year End	1/4/2016
2015	101	FV	267,600	0	5,947.	269,300	536,900	536,900	Year End Roll	12/11/2014
2014	101	FV	267,600	0	5,947.	221,400	489,000	489,000	Year End Roll	12/16/2013
2013	101	FV	267,600	0	5,947.	210,600	478,200	478,200		12/13/2012

!2501!

PRINT

Date	Time
12/10/20	17:54:10

LAST REV

Date	Time
05/11/18	10:40:51
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2501

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	499-185		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	20774
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Mail Update	MM	Mary M
8/19/2017	TTL REFUSAL	HS	Hanne S
4/17/2009	Measured	372	PATRIOT
2/20/2000	Measured	263	PATRIOT
8/10/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5947		Sq. Ft.	Site		0	80.	1.01	1									478,729						478,700	

Total AC/HA: 0.13652 | Total SF/SM: 5947 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 478,729 | Spl Credit | Total: 478,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28636360
Const Adj.:	0.99742496
Adj $ / SQ:	160.381
Other Features:	95000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447864
Depreciation:	83303
Depreciated Total:	364562

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

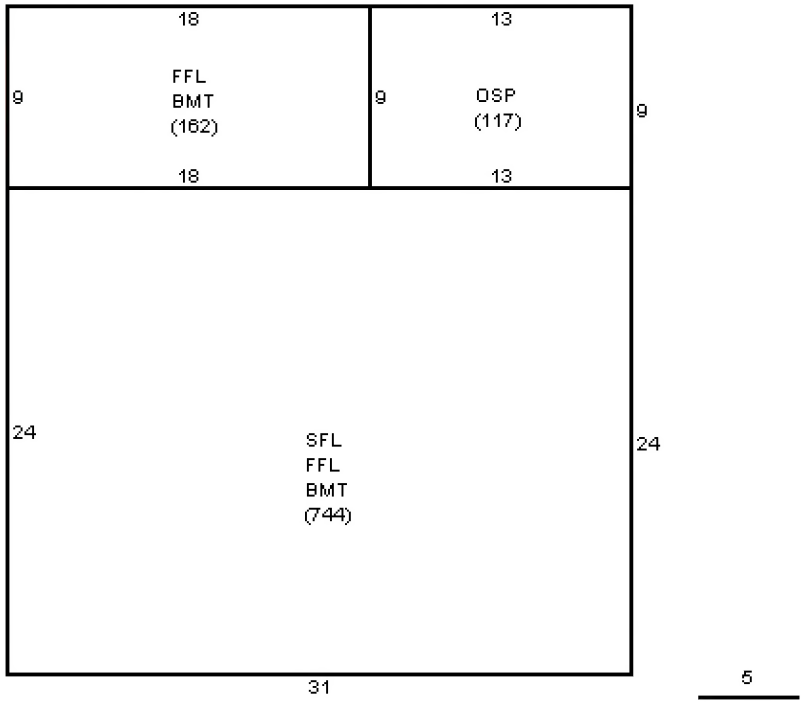
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	176.42
Special Features:	0	Val/Su Net:	136.40
Final Total:	364600	Val/Su SzAd	220.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	906	48.110	43,592
FFL	First Floor	906	160.380	145,306
SFL	Second Floor	744	160.380	119,324
OSP	Screen Porch	117	33.580	3,928
	Net Sketched Area:	2,673	Total:	312,150
Size Ad	1650	Gross Are	2673	FinArea 1650

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

030.0-0002-0022.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	